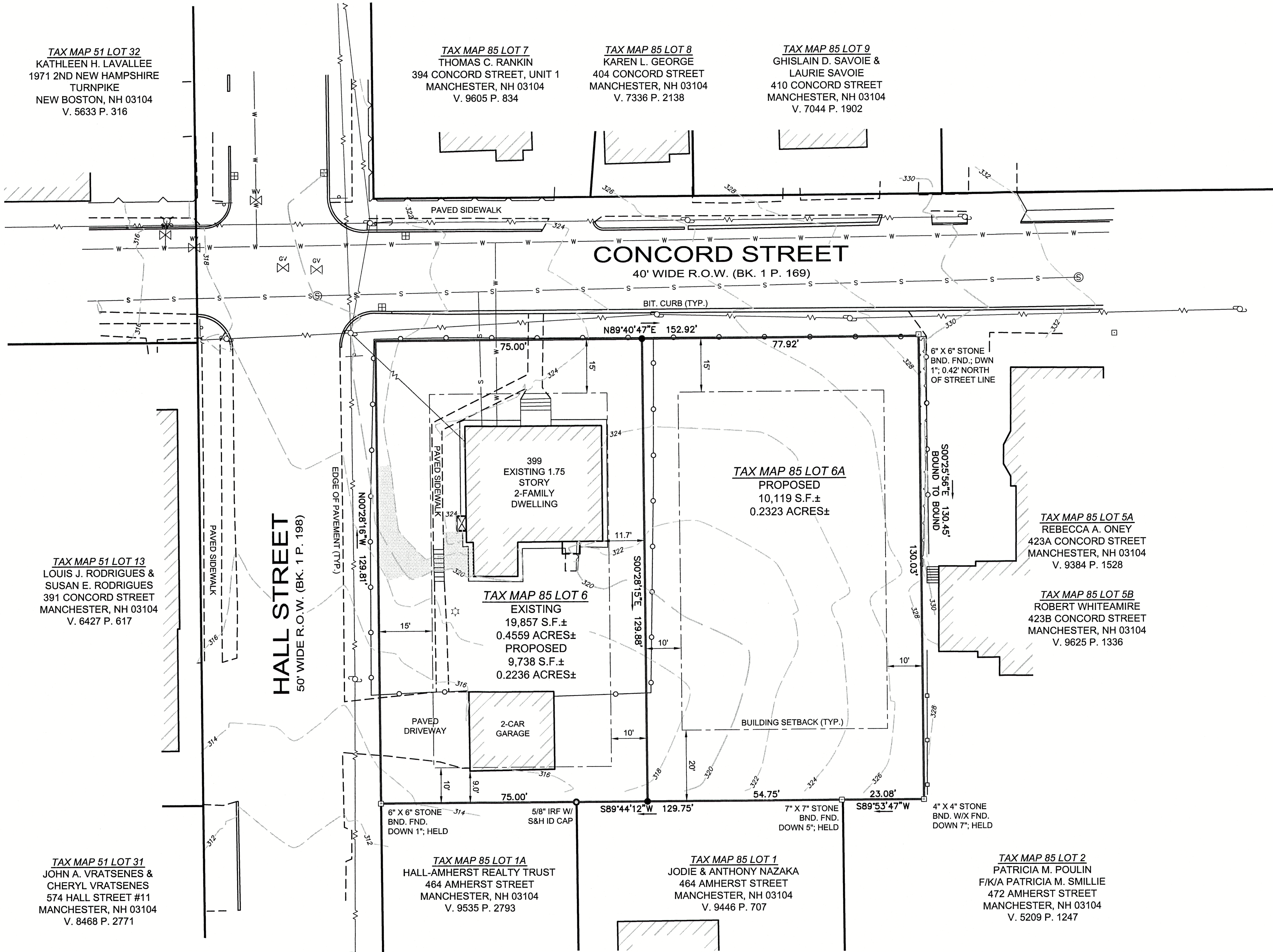


PLAN REFERENCES:

- 1.) "PLAN OF A PART OF THE CITY OF MANCHESTER COMPILED FOR THE USE OF THE BOARD OF ASSESSORS" DATED APRIL 1, 1859 BY J.B. SAWYER. SEE HC RD PLAN #305.
- 2.) "SUBDIVISION PLAN OF LAND OF STEPHAN C. BUCKAWICKI AT 391 CONCORD STREET, MANCHESTER, NEW HAMPSHIRE" DATED MAY 1986 BY JOHN J. GILLIS. SEE HC RD PLAN #19397.
- 3.) "CONDOMINIUM SITE PLAN, MAP #85 LOT 5, 423 CONCORD STREET, MANCHESTER, NH PREPARED FOR LISA M. LEE" DATED APRIL 6, 2005 BY DUVAL SURVEY INC. SEE HC RD PLAN #33964.
- 4.) "SUBDIVISION PLAN, TAX MAP 85 LOT 1, PREPARED FOR DIAMOND HILL NH PROPERTIES, LLC, LOCATED AT: 464 AMHERST STREET, MANCHESTER, NEW HAMPSHIRE" DATED DECEMBER 13, 2019 AND LAST REVISED 11/18/20 BY S&H LAND SERVICES, LLC. SEE HC RD PLAN #40778.
- 5.) CITY OF MANCHESTER DEPARTMENT OF HIGHWAYS SHEET I.

BUILDABLE AREA TABLE					
LOT #	LOT AREA	AREA > 25%	WETLAND AREA	EASEMENT AREA	BUILDABLE AREA
6	9,738 SF	340 SF	0 SF	0 SF	9,398 SF
6A	10,119 SF	0 SF	0 SF	0 SF	10,119 SF



SYMBOL LEGEND

- IRON ROD FOUND
- BOUND FOUND
- 5/8" REBAR W/ID CAP TO BE SET
- FENCE POST
- SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE
- WATER SHUT OFF
- WATER GATE VALVE
- CHAINLINK FENCE
- STOCKADE FENCE
- OVERHEAD UTILITY LINE
- RETAINING WALL
- SEWER LINE
- WATER LINE
- GUY WIRE

TAX MAP 51 LOT 31
JOHN A. VRATSENES &
CHERYL VRATSENES
574 HALL STREET #11
MANCHESTER, NH 03104
V. 8468 P. 2771

TAX MAP 51 LOT 13
LOUIS J. RODRIGUES &
SUSAN E. RODRIGUES
391 CONCORD STREET
MANCHESTER, NH 03104
V. 6427 P. 617

TAX MAP 51 LOT 32
KATHLEEN H. LAVALLEE
1971 2ND NEW HAMPSHIRE
TURNPIKE
NEW BOSTON, NH 03104
V. 5633 P. 316

TAX MAP 85 LOT 1A
HALL-AMHERST REALTY TRUST
464 AMHERST STREET
MANCHESTER, NH 03104
V. 9535 P. 2793

TAX MAP 85 LOT 1
JODIE & ANTHONY NAZAKA
464 AMHERST STREET
MANCHESTER, NH 03104
V. 9446 P. 707

TAX MAP 85 LOT 2
PATRICIA M. POULIN
F/K/A PATRICIA M. SMILLIE
472 AMHERST STREET
MANCHESTER, NH 03104
V. 5209 P. 1247

TAX MAP 85 LOT 5A
REBECCA A. ONEY
423A CONCORD STREET
MANCHESTER, NH 03104
V. 9384 P. 1528

TAX MAP 85 LOT 5B
ROBERT WHITEAMIRE
423B CONCORD STREET
MANCHESTER, NH 03104
V. 9625 P. 1336

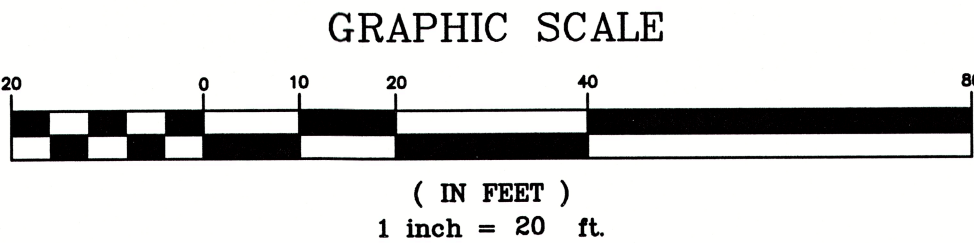
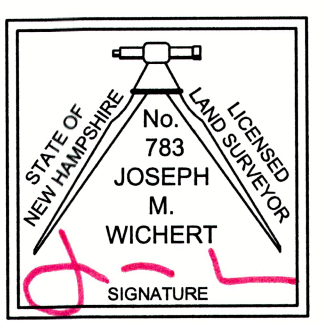
TAX MAP 85 LOT 7
THOMAS C. RANKIN
394 CONCORD STREET, UNIT 1
MANCHESTER, NH 03104
V. 9605 P. 834

TAX MAP 85 LOT 8
KAREN L. GEORGE
404 CONCORD STREET
MANCHESTER, NH 03104
V. 7336 P. 2138

TAX MAP 85 LOT 9
GHISLAIN D. SAVOIE &
LAURIE SAVOIE
410 CONCORD STREET
MANCHESTER, NH 03104
V. 7044 P. 1902

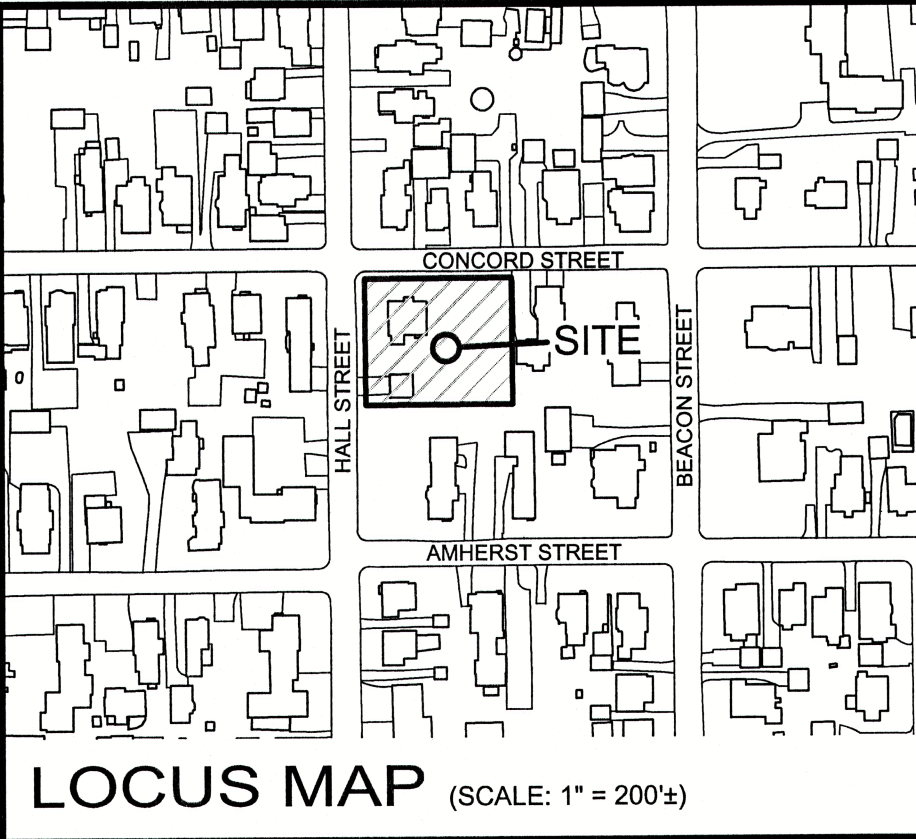
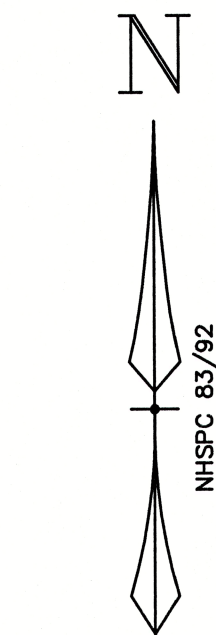
I CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

JOSEPH M. WICHERT, LLS
DATE 7 Nov. 2022



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NO.	DATE	DESCRIPTION	BY



NOTES:

- 1.) THE SUBJECT PARCEL IS LOT 6 ON THE CITY OF MANCHESTER TAX MAP 85. THE OWNER OF RECORD IS NICHOLAS KEY OF 96 NASHUA ROAD BEDFORD, NEW HAMPSHIRE 03110. SEE HC RD V. 9649 P. 2923.
- 2.) THE SUBJECT PARCEL IS ZONED R-2. MINIMUM LOT SIZE IS 6,500 SQ. FT. MINIMUM LOT FRONTAGE = 75'. SETBACKS ARE AS FOLLOWS: FRONT = 15', SIDE = 10' AND REAR = 20'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.
- 3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER OF 2022. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.
- 4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT PROPERTY TO CREATE ONE NEW R-2 BUILDING LOT AND TO RECONFIGURE THE REMAINDER PARCEL.
- 5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0377D, EFFECTIVE DATE SEPTEMBER 25, 2009.
- 6.) THE VERTICAL DATUM IS NAVD 1988 AND THE HORIZONTAL DATUM IS NHSPC 1983/1992 (CITY DATUM). THE DATUM WERE ESTABLISHED USING STATIC GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN OCTOBER OF 2022.
- 7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE MANCHESTER HIGHWAY DEPARTMENT AND VARIOUS UTILITIES. THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).
- 8.) THE APPLICANT HAS APPLIED FOR A WAIVER FROM SECTION 6.11 OF THE SUBDIVISION REGULATIONS, WHICH REQUIRES UNDERGROUND UTILITIES FOR NEW LOT 85-6A.

TOPOGRAPHIC
SUBDIVISION PLAN FOR
NICHOLAS KEY
TAX MAP 85 LOT 6
399 CONCORD STREET
MANCHESTER, NEW HAMPSHIRE

DATE: OCTOBER 14, 2022 SCALE: 1" = 20'

SUBDIVISION PLAN BY:

802 AMHERST STREET
MANCHESTER, NH 03104
TEL: (603) 647-4282 OR 736-8203
FAX: (603) 623-1910
WEB: WWW.JMWLLS.COM

Joseph M. Wichert
LLS, INC.

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SHEET S1 SHEET 1 OF 1 F.B. - P. - JOB #2022131